

CITY OF VANCOUVERSPECIAL COUNCIL - JULY 9, 1974PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, July 9, 1974, at 2:00 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Harwick,  
Linnel, Marzari, Massey, Pendakur,  
Rankin & Volrich

CLERK TO THE COUNCIL: M. Cross

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. West Side of Renfrew Street between 18th & 19th Avenues

An application was received from Mrs. M. Kelly, on behalf of the East Enders Society and the Amherst Lions to rezone Lots 14-20, Block L, Section 44, T.H.S.L. being property situated on the West Side of Renfrew Street between 18th & 19th Avenues. The present zone is RS-1 One Family Dwelling District and the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 by-law restricting development as follows:

(a) Uses: dwelling units for senior citizens and customarily ancillary uses.

(b) Floor Space Ratio: not to exceed 0.75.

In computing floor space ratio, the floor area of the building includes the total space of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following.

(i) Areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker rooms or uses which, in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

(ii) balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight percent of the permitted floor area.

cont'd ....



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West Side of Renfrew Street  
between 18th & 19th Avenues  
(continued)

- (c) Height: not to exceed two storeys nor 25 feet measured from the average grade of Renfrew Street as established by the City Engineer not including suitable minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

- (1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open space, landscaping, adequate provision for suitable service areas, loading and refuse.
- (2) Parking provided on site at a ratio of one space for every six senior citizens' dwelling units.
- (3) Lots 14 - 20, Block I, Section 44, T.H.S.L. be consolidated into one legal parcel and so registered in the Land Registry Office.
- (4) Compliance with the conditions as set by Council resolution of January 22, 1974.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-Law within 180 days from this (Public Hearing) date, this approval shall expire.

The Urban Design Panel recommended that the Technical Planning Board approve this rezoning application without "freezing" the proposed development into the form as submitted.

The application was also approved by the Vancouver City Planning Commission who endorsed the recommendations of the Technical Planning Board.

Mr. Gray, Zoning Planner, advised that when this rezoning application was considered by Council on June 11, 1974, the conditions of development stated that the maximum F.S.R. should be 0.75. The development as now proposed has a F.S.R. of 0.785.

Mr. Roy Lisogar, on behalf of the applicant, explained that one of the reasons for the increased F.S.R. was that under the new Fire By-law regulations fire exits were required at each end of the building. The entrance to the development is in the centre of the building for the convenience of senior citizens, so the developers have provided a third fire exit in the centre of the building.

It was noted that the Urban Design Panel were in favour of the intended use, but wished to see a different site layout. Mr. Gray advised that if when the development permit application is processed, there is still a difference of opinion between the Technical Planning Board and the Urban Design Panel, the matter will be reported to Council.

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West Side of Renfrew Street  
between 18th & 19th Avenues  
(continued)

MOVED by Ald. Harcourt,

THAT the application be approved subject to the conditions  
of the Technical Planning Board, with the following amendment:

Floor Space Ratio: not to exceed 0.79

- CARRIED UNANIMOUSLY

(the underlining indicates change)

2. A. To amend Zoning & Development By-law #3575 to establish  
the CM-1A and CM-2A Commercial District Schedules
- B. (i) Both Sides Granville St. between Drake & Robson Streets  
(ii) Both Sides Granville St. between Robson & Cordova Streets

An application was received from the Director of Planning to

(A) amend the Zoning and Development By-law #3575 to establish  
two new district schedules known as CM-1A Commercial District  
and CM-2A Commercial District in accordance with the attached  
draft by-law, including consequential amendments.

(B) rezone:

(i) both sides of Granville Street between Drake and Robson  
Streets to a depth of 120'± as set out in the  
attached draft by-law.

- present zone is CM-1 Commercial District and  
the requested zone is CM-1A Commercial District.

(ii) both sides of Granville Street between Robson and  
Cordova Streets to a depth of 120'± as set out in  
the attached draft by-law.

- present zone is CM-2 Commercial District and  
the requested zone is CM-2A Commercial District.

The application was approved by the Technical Planning Board and  
the Vancouver City Planning Commission. The Commission recommended  
that dwelling units be added as an outright use in both draft schedules.

Mr. Gray advised that the By-law does not include new residential  
as a permitted use; only the retention of existing dwelling units as  
a conditional use.

The Mayor called for speakers for or against the application and  
no one appeared.

MOVED by Ald. Linnell,

THAT the application be approved.

FURTHER THAT the Director of Planning be instructed to  
make application as soon as possible to include residential  
dwelling units as a permitted use in the CM-1A and CM-2A  
Commercial District Schedules.

- CARRIED UNANIMOUSLY

cont'd ...



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3. A. To amend Zoning & Development By-law #3575 to establish the HA-1 and HA-2 District Schedules  
 B. (i) Area commonly known as Chinatown  
(ii) Area commonly known as Gastown

An application has been received from the Director of Planning to:

- (A) amend the Zoning and Development By-law #3575 to establish two new district schedules known as HA-1 Chinatown Historic Area District and HA-2 Gastown Historic Area District in accordance with the attached draft by-law including consequential amendments.
- (B) rezone:
- (i) the area commonly known as Chinatown from a CM-1 Commercial District and a M-2 Industrial District to a HA-1 Chinatown Historic Area District.
- (ii) the area commonly known as Gastown from a CM-1 Commercial District and a M-2 Industrial District to a HA-2 Gastown Historic Area District.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

Mr. David Freeman, solicitor, on behalf of Woodham Developments, presented a brief to Council indicating that Woodham Developments Ltd. are the owners of two parcels of land included in the proposed HA-1 District. They feel these parcels have no identity with the character of Chinatown and requested they be excluded.

Mr. David Rathie, representing Marathon Realty Ltd., requested that the C.P.R. Station be excluded from the proposed rezoning as Marathon feels redevelopment of the Station should be considered as part of the whole Waterfront Study and not as part of the Gastown Historic Area.

Mr. H. S. Freeman, Secretary Treasurer of Fleck Brothers, requested that their property be excluded as a portion of their overall development would not be included in the proposed zoning.

Mr. Ted Young, a tenant in the Chinatown area, presented a brief to Council requesting that Members of Council and the City Planning Department work closely with local community groups in Chinatown with respect to the formation of a Chinatown Historic Area Planning Committee.

MOVED by Ald. Pendakur,  
 THAT the application be approved subject to the following amendment in Schedule 2 - Gastown Historic Area Schedule (HA-2):  
 Section 2(c) should read "any other building or use including parking and other transportation facilities which are not specifically listed in this schedule ...

- CARRIED UNANIMOUSLY

(the underlining indicates change)

MOVED by Ald. Bowers,  
 THAT the C.P.R. Station be excluded from the proposed HA-2 Gastown Historic Area District.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,  
 THAT the properties described as Lot 5, Block 13, D.L. 196 and Lot 30, Block 8, D.L. 196 be excluded from the proposed HA-2 Gastown Historic Area District.

- CARRIED UNANIMOUSLY



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3. Continued

MOVED by Ald. Linnell,

THAT the Director of Legal Services be instructed to draft a by-law designating the C.P.R. Station as an heritage structure under the City's new Charter amendment.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,

THAT the report of the Committee of the Whole be adopted, and that the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The meeting adjourned at approximately 3:00 p.m.

The foregoing are Minutes of the Special Council meeting (Public Hearing) of July 9, 1974, adopted on July 23, 1974.

*A. Phillips*  
MAYOR

*B. M. Little*  
CITY CLERK